

April 7, 2006

SUBJECT: Proposed text amendment to §1425-03. Requirements for Off-Street Parking and Loading.

PURPOSE:

To obtain input and direction from the Planning Commission on zoning text as it relates to the 2000 square foot parking exemption for commercial uses and to ensure that all sections of the Zoning Code dealing with this issue are consistent.

PROPOSED TEXT AMENDMENT:

§ 1425-03. Requirements for Off-Street Parking and Loading.

~~New~~ Off-street parking and loading [spaces](#) must be provided for uses that are established, enlarged, extended or moved onto a ~~new~~ [any](#) lot after the effective date of these zoning regulations, or of a subsequent rezoning or other amendment establishing or increasing parking or loading requirements for the uses. When [a new or](#) an expanded use results in an increase of more than ten percent in the number of currently required parking spaces, additional parking must be provided for the additional space based on the standards of this chapter.

~~Existing commercial uses with a total floor area of 2000 square feet or less as determined in §1425-17 Units of Measurement, are exempted from the off-street parking requirements. All new and existing commercial uses with a total floor area over 2000 square feet shall provide off-street parking and loading spaces as listed in schedule 19A, for floor area as determined in §1425-17 Units of Measurement.~~
Existing commercial uses that are enlarged, or extended shall provide off-street parking and loading spaces for the floor area over 2000 square feet as listed in Schedule 19A for floor area as determined in §1425-17 Units of Measurement.

JUSTIFICATION:

On April 4, 2005 the Planning Commission made recommendations to City Council on text changes to the Zoning Code regarding the 2000 square foot parking exemption for commercial uses. On December 12, 2005 the City Council indefinitely postponed all text amendments dealing with this issue. A new text amendment has been proposed. This section has been revised to make it consistent with other sections of the Zoning Code dealing with the 2000 square foot parking exemption for commercial uses.

Submitted by:

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